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Participation



Public Involvement

Public Involvement has been an important element in planning for the development of facilities at the Lake Louise Visitor Centre. A number of key features (listed below) were incorporated into the Public Participation program to provide an open exchange of information between the consultants, Parks Canada and the public.

— a Public Participation Advisory Committee was formed to monitor, review and recommend changes to the public program and to review information received from the public and the consultants.

— an information trailer was set up at Lake Louise from November 1977 to November 1978 to act as a resource and information centre for local residents and visiting public interested in the development planning.

— a series of newsletters (PARTICIPATION) and supplementary flyers were distributed to those on the mailing list and others in order to update and provide new information at key points in the program.

— meetings were held with local Lake Louise residents, special interest groups and the general public in various centres to discuss the planning process and technical aspects of the plan.

— a display containing information on the Lake Louise planning was set up at several shopping malls and national conferences to stimulate interest.

— as consultant reports became available during the course of the study they were placed in a number of university and public libraries to provide resource centres of information for public review. These reports included 'Discussion Paper June 1978'; 'Interim Planning Report - January 1979' and other detailed technical utilities and transportation reports. Final reports of the consultants are now being printed and will be available at the libraries shortly.

— public comments were summarized. ("Public Input Chart - Phase I - October 1978", "Public Input Chart - Phase II, September 1979,") and commented upon to record how the public input was used by the consultants in their planning.

During the approximately two years that the Lake Louise public program has been active, over 14,000 individuals took the opportunity to participate in the planning program either through mail-out information, public meetings or by visiting the Lake Louise information trailer, shopping mall or conference displays. In addition, numerous articles were prepared by the news media throughout the program. The recommendations summarized in this newsletter represent many hours of dedicated involvement by the public. The recommendations made to the Hon. John Fraser, Minister of the Environment take into consideration this involvement and the planning changes that have resulted because of it.

Dear Participant:

The newsletter "Participation" has served us well in preparing a Management Plan for Lake Louise Visitor Centre. We have been able to maintain an active contact with all interested people, to respond to public inquiries and to keep information circulating about the progress and state of the work being done.

This issue features a summary of the final recommendations presented by the planning consultants. For those who wish to review the entire document of recommendations made and the background reports, these will be made available in major libraries across Canada, the Regional Parks Canada offices, and the Banff National Park Administration office. Places and addresses for these documents can be found on the back page of this newsletter. Your contributions have been welcome and appreciated.

William C. Turnbull
Director
Western Region
Parks Canada

Public Participation Advisory Committee

No further public response is being formally sought by Parks Canada with regard to the Lake Louise Visitor Centre.

The Western Regional Office has attempted to provide ample opportunity for the public to become involved and to assure response to public input. We have been assisted through the program by a Public Committee. The committee has forwarded its suggestions and recommendations to Parks Canada with regard to closing out this program and actions to be considered for conducting future public programs. Their major concerns and recommendations can be summarized as follows:

The Storefront Operation

- staff manning this type of drop-in centre must be selected and trained in communication skills.
- the centre should be opened intermittently to coincide with new information or developments that warrant further discussion.
- the centre should be mobile - capable of moving from centre to centre
- the centre should be located in a region of high pedestrian traffic

Mailing List

Mailing lists should be developed from

- earlier programs where direct contact is made with interested people
- public response to newspaper ads
- public and special group meetings

Newsletters

- keep the information presented brief and to the point

Input Chart

- an essential feature of the programme: The public must see evidence that their concerns have been recorded, and know that their comments and concerns have been considered and addressed.

Public Meetings

- should be conducted only in centres where interest is clearly indicated as a result of response to programs conducted earlier in the exercise.
- public should be introduced to staff, consultants and public committees
- the program length in each centre should be reduced.
- extensive advertising should precede the meetings
- workshops should be directed by a neutral person, with experience in communicative skills.

The Committee - It's Role-Structure

- to interact directly with the Minister was of vital importance
- committee autonomy is essential. This autonomy must be supported by Parks Canada and perceived clearly by the public
- review of all documents prior to public release is an essential activity for the committee. This requires a more realistic time frame than was provided.
- if written submissions are anticipated or sought at least six to eight weeks should be allowed from the time the public receives the planning document.
- the advisory committee must be totally integrated into the planning process, so that a continuous exchange of information and ideas occur between the agency, research consultants and planners and other public committees attached to the project.
- emphasize "public participation" in the title of the committee, rather than the location of the project.
- volunteer membership is acceptable to ensure that a broad spectrum of Canadians serve on committees.
- to ensure continuity in the committee, two representatives of major areas from which public response is anticipated should be appointed.
- committee should be appointed to share in the initial development of budgets and the public participation process from the outset.

(cont'l. page 8)

Environmental Issues

Ensuring an acceptable level of environmental impact in the Lake Louise area has been another key factor in preparing the Lake Louise Visitor Centre plan. Research has been ongoing for a number of years to provide a resource data base of information on climate, terrain, soils, vegetation, hydrology, fish and wildlife, air quality, aesthetic resources, archaeology and historic resources, recreation and land uses. To assist Parks Canada in assessing the environmental implications of any potential development, an Environmental Advisory Panel was formed. This panel consisted of Andy Anderson, Dr. Ian McTaggart Cowan, Dr. Valerius Geist, Andy Russell, Dr. George Scotter, and Dr. Steve Herrero. A special group was also formed to review information and available data and make recommendations on potential conflicts between proposed development and local grizzly bear populations. In compliance with Canada's Policy on Environmental Assessment for Federal Activities, the Lake Louise project was formally registered with the Federal Environment Assessment and Review Process and an Initial Environmental Evaluation was conducted. All development proposals were checked against the environmental research to ensure that the overall environmental impact was acceptable. Specific sites identified for development will undergo further investigation to avoid or mitigate environmental conflicts.

Management Plan Recommendations

Consultant Summary

Three consulting firms, had the responsibility to jointly prepare development plans for the Visitor Centre at Lake Louise. Each firm contributed expertise of a particular nature. The I.B.I. Group prepared the Land Use plans, Delcan Deleu Cather, the Transportation Systems planning, and Reid Crowthers and Partners, the Utilities planning. The I.B.I. Group's Management Plan - September 1979 was their final report. It contained the input of the other two consulting firms, who have also prepared their own separate back-up technical reports.

How the Plan is Organized

The Management Plan is organized into three basic parts:

The **Action Plan** is required to resolve urgent problems affecting the environment and the current level of visitor service, and to create the Visitor Centre envisioned by Parks Canada. The Action Plan identifies improvements to be carried out as a matter of priority over the next 4 years to meet the immediate needs of present visitors: traffic and parking, visitor service facilities, water and sewer improvements, employee housing and park maintenance facilities.

Overnight visitor accommodation is not seen as an immediate priority and is therefore not included in the Action Plan, except that the Plan provides for the possibility of more hostel-type units as part of the visitor services "village" on the valley floor.

The **General Plan** is required as a more flexible, longer-term plan to establish the best ways of accommodating further developments which are of lesser priority but may be allowed or required in the future: overnight visitor accommodation for up to 1,600 more persons, additional employee housing, highway interchanges, a grade-separated railroad crossing and a transit system.

The **Management Policies** are required to establish practical ways of implementing the plans, controlling the extent and quality of development and integrating service programs with facilities development plans.

Consultant Comments

As directed by Parks Canada, the General Plan provides for additional growth and thereby allows Parks Canada to further consider its policy options over time. Decisions to limit or permit further growth will largely be a function of (a) public attitudes and government policy regarding the potential environmental impact of more development and the extent of public recreational services to be provided, (b) the extent to which alternative recreation facilities are developed outside the Park and therefore do not require duplication at Lake Louise, and (c) the quality of development proposals put forth by the private sector in response to the Management Plan.

These are policy questions that should be resolved by Parks Canada in developing its management plan for this region of the national park system and its Initial Environmental Evaluation (I.E.E.) for Lake Louise. In the meantime, Parks Canada can proceed with the Action Plan to meet the immediate needs of the current visiting public and the employees of Lake Louise.

Alternative Patterns of Growth

Much attention and public review has been devoted to determining the most desirable land use pattern should further growth (primarily in the form of more over-night visitor accommodation) be developed at Lake Louise.

The Discussion Paper (June 1978) suggested that future growth might take place in one or more of the three areas which already have some development: the valley floor, the lake area, and the ski area. Together these three areas make up "Lake Louise". The advantages and disadvantages of locating more development in each of these areas was then evaluated in terms of three illustrated alternatives in the Interim Report.

1. **The Valley Floor Village Concept**, in which most of the new development of overnight accommodation would be combined with the visitors' centre facilities on the valley floor. A smaller amount of new development for overnight visitors would also be permitted at the Lake as 'in-fill' to strengthen the pedestrian-scaled environment between the Chateau and the Deer Lodge area.
2. **The Lakeside Village Concept**, in which most new overnight accommodation would occur at one or more sites near the Chateau and Deer Lodge. In this plan a smaller amount of new overnight development would also be permitted at the valley floor, primarily to serve through travellers along the TCH.
3. **The Three-Village Concept**, in which future development would primarily be located in a new complex at the foot of the ski hill. In this plan, smaller amounts of new development would also be permitted at the valley floor and at the Lake to strengthen the vitality of these already developed areas. The result would be three development areas of about equal size but each having its own different character and identity.

The advantages and disadvantages of each of the three concepts were assessed and then discussed in briefs and at meetings with the public:

General public reaction to the three alternatives favoured the valley floor over the other alternatives; many acknowledged the qualities of the ski hill site particularly for winter visitors; public reaction was generally opposed to any further development near the Lake.

Further analysis was carried out regarding grizzly bear management problems which strongly recommends against any further development which would encourage summer use of back country areas known to be grizzly habitat, including the ski hill area.

Upon weighing the relative strengths and weaknesses of the alternatives and considering the public comments in reaction to the Interim Report, the conclusion is to recommend that growth be limited to the valley floor. The potential opportunities and possible advantages to the visitor of developing at the ski hill or near the Lake are appreciated, and it is also acknowledged that development on the valley floor requires that highway and railway noise be mitigated by sensitive site and building design. However, on balance, it appears that the public will benefit most from the valley floor location. It is most central, it provides best access to visitor reception services, it avoids further congesting the lakeside, it makes the most efficient use of land services already built, and it would have least impact on the natural environment.

Low Growth Option

Following public review of the Interim Report, the consultants were instructed to study a "low growth" option.

Under this option the existing visitor environment at Lake Louise would be substantially improved by implementing the Action Plan, including the gradual winterization of most of the existing hotels and motels so as to increase the overnight visitor capacity during the winter season; additional new beds however, would be prohibited. The result would be an overall improvement and upgrading of existing conditions without allowing further growth in visitor facilities and the housing and community facilities required to support it. There are both advantages and disadvantages to this option. The major, economic, social and environmental implications of the low growth option are briefly outlined below.

Summary

— the economic implications of the low growth option are mixed. The possibilities for private sector investment and at the same time, effective Parks Canada development control are increased where stable commercial activity and potential profits are most promising. While the profits of existing businesses would not necessarily be reduced as a result of low growth, many existing businesses favour additional growth because they feel it would likely help to extend and strengthen the overall commercial activity in Lake Louise.

Without further growth Parks Canada may be faced with more difficulty in getting the private sector to invest in capital improvements and to weigh three alternative approaches: (i) allow higher user charges or provide government subsidies to insure high quality in a smaller Visitor Centre; (ii) accept a low standard of quality but maintain a smaller visitor centre without providing financial incentives to local businesses; (iii) permit more development and impose stricter quality standards that can be afforded by the businesses through higher volumes of commercial activity;

— The social implications of the low growth option are divided between accommodating more of the public, and providing a smaller scale centre with a more natural setting for those who are served;

— The environmental implications clearly favour the low growth option. Less development and less visitor back country use have less impact, puts less pressure on the natural environment and reduces the pressure for yet more development.

Action Plan

It is widely accepted by Parks Canada and the public that immediate steps should be taken to correct a number of existing conditions at Lake Louise.

Traffic

Greatest problems are congestion and parking occurring during peak summer months. Through traffic on the Trans Canada Highway requiring gas stops or supplies add to the problem.

Recommendations for improvement:

1. Construct a new level crossing and roads connecting to the campgrounds and the lake road. Train whistles should be prohibited to reduce noise.
2. Eliminate level R.R. crossing near Post Hotel and construct a cul-de-sac.
3. Eliminate the eastern entrance to the campground from the Trans Canada Highway.
4. Eliminate roadside parking at the Lake-side and along other internal roads.
5. Improve circulation patterns and bus drop-off areas at the Lake.
6. Redesign existing parking and provide additional temporary parking at the Lakeside or on the Valley Floor with a shuttle bus to the Lake. This additional parking at the Lakeside would be an interim measure until a full public transit service is available from the Valley Floor to the Lake.

Overnight Accommodation

There is a capacity in the existing hotels, motels, and bungalow camps to accommodate approximately 1900 visitors during the summer season.

Two years ago only 430 of these facilities were available for winter visitors. The previously approved, and recently constructed, new facilities at the King's Domaine increased this to 770. The possibility exists for major increases to the winter capacity without construction of new facilities. CP Hotels are renovating the Chateau Lake Louise and intend to start operating on a year round basis in a few years. This will increase winter accommodation from 770 to 1470. The figure could be further increased to accommodate a total of 1800 winter visitors if the Deer Lodge renovates for winter use and if the Mountaineer remains open during the winter months.

The Consultants have also recommended that a hostel should be permitted in the Action Plan that would provide low cost accommodation for up to 200 visitors on a year round basis.

The above figures do not include the existing campgrounds which have space for about 1200 people. It is proposed that some of the campground be upgraded to permit winter camping.

Visitor Services

The present level of day visitor services and the buildings that house them are inadequate and poorly located.

Recommendations for Improvement

7. Development of a Parks Canada Visitor Reception Centre. Perhaps the single most significant new building to be constructed as part of the Action Plan, this facility in addition to providing information and interpretive materials will serve as Parks Canada's Administrative offices, and provide space for community functions and the local Transit Terminal in the future. Providing for adequate parking at this site is vital to the Action Plan and to future development proposals for this area.
8. Development of a new multi-use visitor service complex to primarily accommodate day visitors, campers and through traffic. Facilities for groceries, dry goods, restaurants, laundry, and public washrooms would be housed here. Public service functions such as police, and post office would be accommodated with the possibility of space for pharmacy, barber shop, liquor store and bank. Second and third floor space may also be used for seasonal employee housing.

9. Eliminate the three existing gas stations and locate two new stations to reduce conflict with local traffic and better accommodate through traffic from the Trans Canada Highway.
10. Relocate VIA Rail passenger station to new location within village core.
11. Provision of a network of pedestrian walkways, benches, bridges along the Pipestone and Bow Rivers with interpretive signs to allow for cycling, hiking, picnicking and sight seeing. Creation of a picnic area on the islands in the Pipestone River to serve as a convenient and relaxing public space.

Employee Housing and Community Facilities

There is a serious lack of adequate housing for permanent and seasonal employees.

Recommendation for Improvement

12. Development of permanent employee housing on Harry's Hill for 70 single family units and 230 apartments.
13. Development of 600 seasonal employee units. These would be located at Harry's Hill, on the Valley Floor or as part of some business premises.
14. Construct seasonal housing adjacent to the Chateau Lake Louise as part of the 600 units to be developed. These would be for staff of the Chateau.
15. Provision of devices and/or methods of reducing potential conflicts between bears and residents at Harry's Hill.
16. Phased elimination of the staff trailer court and redevelopment of the site for additional group or rental tent sites.
17. Phased elimination of Touchtown as replacement seasonal housing is developed. Redevelop the site for a local community recreation centre.
18. Provision of neighbourhood playgrounds at Harry's Hill.
19. Eliminate Arrowhead Lodge and adjacent C.P.R. housing units.
20. Site improvements to existing outdoor recreation facilities. These would be relocated in the future to the Touchtown site when necessary.
21. Continue use of existing community building for local functions.

Industrial Area

The present maintenance compound needs redevelopment or relocation. Existing frame and metal buildings are obsolete and unsightly.

Recommendation for Improvement

22. Development of a new maintenance compound including trade shops, a fire station, warden service facility and material storage area.
23. Designation of an area for private industrial facilities including a bus maintenance garage and material storage area.
24. Construct a solid waste transfer facility to improve garbage handling system.

Campgrounds

Recommendations for Improvement

- Renovation of the campgrounds seems unnecessary and would cost an estimated \$4.5 million. The present site should be retained and improved.
25. Improve by adding showers, electrical hook-ups for winter camping and bear proof garbage receptacles and food storage lockers.

Water Supply

The existing system on the valley floor is adequate and of good quality. There is a lack of storage capacity required for fire protection. Freezing problems occur during the winter. The connection of a new ground water supply, line insulations and removal of dead end lines will partly resolve the freezing problem.

Water supplies for the Chateau Lake Louise and the upper lake-area is acquired from Lake Agnes. This is a summer use system only. It provides an inadequate supply for fire protection.

Recommendations for Improvement

26. Provide new water supply and distribution system capable of operating year round at the Lake area.
27. Upgrade the water supply system in the Valley Floor area, to include extra reservoir capacity, a heating plant, connection to the new water well, and modification of the existing distribution system.

Sewage Treatment

Existing sewage collection systems employ two small lagoons which discharge into Louise Creek and the Bow River. While the collection systems are generally adequate, the waste treatment lagoons are below acceptable standards.

Recommendations for Improvement

28. Provide a new waste treatment plant to be located at the site of existing lagoon adjacent to the Bow River. Design the plant to provide secondary treatment to meet effluent guidelines of Environment Canada.
29. Provide a trunk sewer connection from the Lake area to the valley system and phase out existing lagoon at 1A Highway.
30. Reconstruct main sewage lift station or modify to upgrade the system capacity.

Solid Waste

Garbage is now collected and hauled to Niblock Pit, stored and later trucked to the Banff landfill. The new solid waste transfer station will eliminate storage at the Niblock Pit. Improved practices of disposal are reducing the grizzly bear attraction to the area. It is recommended that Parks Canada establish a set of regulations to define the correct storage methods for each point of generation. Storage systems must be wildlife proof. Pick-up frequency must not be less than three times per week. Interpretive programs are recommended to aid in dealing with the problem of wildlife and garbage and relate this program to an anti-litter campaign and recycle system.

Energy

Relatively low consumption of natural gas would warrant installation of a natural gas pipeline into the area. Continued use of propane is recommended. Electric power and/or oil would require expensive conversion costs of heating equipment. Solar energy systems can and should be encouraged for new development. Propane storage should be centrally clustered to improve the appearance of the area.

Recommendations for Improvements

31. Require central propane storage system for distinct areas of new development with underground distribution systems. Underground wiring should be provided where overhead lines would be generally visible.

Horse Barns

As horseback trail riding becomes increasingly popular the conflict with hikers also increase.

Recommendations for Improvement

32. Relocate two horseback riding concessions in the Lake area to locations which are accessible to the public but removed from the central lake shore area. New riding trails should be developed which would be used separately from hiking trails.

Note: Numbers refer to Action Plan map. - page 4.



General Plan

The General Plan would follow the priority improvements provided for in the "Action Plan". The major elements of the General Plan prescribe land uses, roads, transit, overnight accommodation and housing for up to 1600 additional visitors and the resultant staff increases. The specific improvements recommended in the plan are:

Roads

1. An interchange at the intersection of the TCH and Temple-Whitehorn Road leading to the ski hill - to handle west-bound traffic into and out of Lake Louise during the summer and eastbound traffic from the ski hill during the winter.
2. An interchange at Harry's Hill to provide access between Harry's Hill and the valley floor. Another option would be to construct a road from Harry's Hill to the Temple-Whitehorn interchange.
3. A grade separated underpass of the C.P.R. tracks and a new bridge over the Bow River to provide better access to Lake Louise, Moraine Lake and the west section of Highway 1A.

Transit

A public transit system is considered by Parks Canada to be an essential element in the General Plan to improve traffic problems at Lake Louise.

4. A full service bus transit system is recommended from the valley floor to Lake Louise with secondary transit destinations to Moraine Lake, the campgrounds (summer), possibly to the ski hill (winter), and possibly year round service to Harry's Hill.
5. The plan identifies parking sites in close proximity to the Visitors Reception Centre for up to 800 visitor cars.

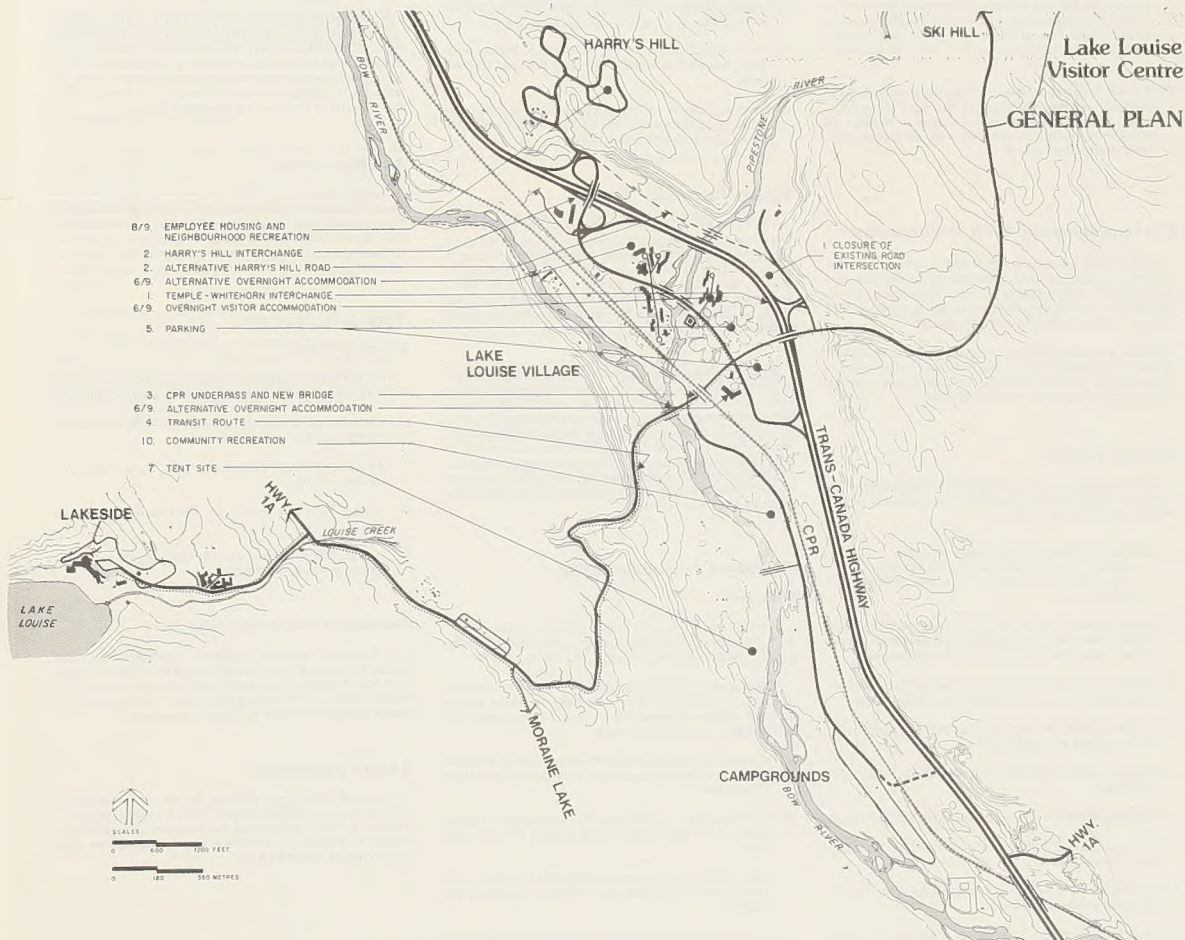
Overnight Visitor Accommodation and Campgrounds

6. The General Plan indicates sites for developing overnight accommodation for up to 1600 additional visitors. Restaurants, bars, shops and parking would be allowed as part of these developments rather than as separate establishments.
7. The present trailer court site is designated for redevelopment for use as additional tent sites.

Employee Housing and Community Facilities

8. The Harry's Hill area had been divided into 3 neighbourhood units to provide housing for up to 600 permanent employees. Each unit would include a park, a children's play ground and an area for resident recreation. (300 of these houses are provided for in the Action Plan).
9. The General Plan provides for up to 1200 housing units for seasonal employees. (600 units are provided in the Action Plan). These units could be either on Harry's Hill, integrated with family housing, on the valley floor, integrated with public and commercial facilities or within developments accommodating overnight visitors.
10. The Touchetown site is designated as a possible area for a community recreation centre, and temporary school if required. Any permanent school should be located at Harry's Hill.

Note: Numbers refer to General Plan map. - below.



Management Policies

For Improving Public Service

There is a major opportunity for Parks Canada to demonstrate new directions consistent with stated National Parks policies, for serving the public, guiding development to achieve quality, and safeguarding the environment.

- Advantages can be taken of a variety of ways of travelling to Lake Louise to reduce dependence on the private automobile — encourage national programs which enhance the use of train and bus connections to the area.
- Emphasize a place where unique forms of recreation activity such as skiing, climbing, hiking, tenting, nature photography are best accommodated.
- Offer programs which assist special groups such as disabled, handicapped, aged, youth groups, who wish to experience the natural environment.
- Special emphasis should be placed on providing a comprehensive range of interpretive services. Exhibits, films, displays, brochures, trail signs, onsite media are suggested.
- Commercial and local businesses should be involved in programs for raising the environmental awareness of visitors. All have the potential of providing important interpretive messages in reaction to public inquiries and interests. Parks Canada might arrange for each business establishment to allocate space for exhibits or materials.
- Expand information system within the Park to indicate available parking, campsites and overnight accommodations, trail uses, points of traffic congestion, waiting time for ski lifts, changes in road alignments and facilities locations due to development.

For Improving the Built Environment

Parks Canada will have to rely heavily on private sector investment to implement various elements of the plan. For this reason Parks Canada will need to strengthen its ability to control quality of development while at the same time encouraging necessary private investment and management.

— appoint a resident manager, reporting directly to the Superintendent, responsible for assisting businesses and developers, seeing that the planning principles are realized and ensuring that procedures and conditions are enforced.

Quality Control

Specific policies should be adopted in the Management Plan to ensure appropriate design quality in both public and private building and landscape design.

- establish a systematic design review procedure
 - require all projects to be subject to the review
 - make public the guidelines, standards and results of each review.
- apply the general design and site planning principles established in the Banff Architectural Motif guidelines, appropriately amended to suit the Lake Louise situation.
- buildings should be oriented on the site to take maximum advantage of views, sun exposure and natural slopes.
- buildings should be sited to avoid functional conflicts between vehicles and pedestrians.
- building forms should be in scale with its natural surroundings.
- buildings should be compact to make efficient use of land.
- roof forms should reflect functional as well as visual harmony requirements.
- overhead wires should be prohibited where they would be generally visible and obtrusive.
- specific exterior sign controls and standards should be adopted and enforced.

Property Standards

Parks Canada should reduce the impact of unsightly and poorly maintained structures by

- adopting minimum building and site maintenance standards, enforced through licensing procedures;
- encourage construction of permanent housing units to replace temporary trailer housing;
- eliminate existing trailers over time;
- conduct inspection of all properties and require renovation or demolition of ill structures in disrepair and/or misuse.

Roadway Design

The design of highways, roads, bike paths and pedestrian walkways will continue to have a significant effect on the quality of the environment.

- reject roadway designs which are solely based on high speed safety without weighing the negative environmental affects;
- roadway designs should include high standard roadside landscaping;
- emphasis placed on visual aesthetics of bridges, highway accessories;
- the extent and quality of bike paths and pedestrian walkways should be increased in the valley floor and lake side areas;
- paved surfaces on walkways in the immediate areas of the valley floor and lakeside should be installed particularly for elderly and handicapped public;

Visitor Reception Centre

The Visitor Reception Centre is intended to provide basic information and orientation for visitors as well as be the centre for interpretive information, exhibits and multi-media presentations. A large multi-purpose area would be provided for displays, assemblies, movies, dances, i.e., a "people place". This space will serve community functions as well as various visitor activities, to avoid having to duplicate community facilities elsewhere.

Perhaps the most important function of the building will be to provide the visitor with an introduction to the natural environment of Lake Louise. This is not only achieved through interpretive materials and informative directions. The siting and architectural form of the building should offer the visitor a visual initial way to actually experience the environment: the building should include a raised observation deck providing a 360° vista of the surrounding mountains so that the visitor can see and learn about the various mountain areas which then might be more closely visited.

Overnight Accommodation

Winter Beds

Until 1979 there were 430 beds available to winter visitors. With the opening of the Kings Domains, overnight accommodations will reach 770 beds in the winter season of 1979.

A large majority of skiers commute from the Calgary region. A more even balance of local and long stay skiers can be achieved without more new development if existing establishments would operate during winter.

- Chateau Lake Louise should be encouraged to complete their winterization program, which would provide 700 additional beds.
- The Mountaineer Motel should be encouraged to operate during the winter, which would provide 130 additional beds.
- Deer Lodge should receive assistance and advice from Parks Canada to renovate and winterize. This would add 200 beds.

The net increase should these be implemented would be 1030 beds.

Preferred Types of Additional Development

Should Parks Canada allow further development of overnight accommodations the following criteria should be used.

- Provision of mixed types to meet various levels of visitor needs and ability to pay;
- minimal environmental impact;
- efficient use of land and services.

Certain forms of facilities best achieve these criteria.

- Medium size hotels (100-300 beds) provide food services, parking, lounges, etc. more efficiently and at higher densities, than do motels and house keeping apartments.
- Hostels and lodges provide most efficient and usually the least expensive accommodations. These should be developed as separate buildings or alternatively mixed with other uses.
- All new buildings should be required to be constructed for year round operations.
- Encourage increased tenting in well managed areas.

Scale of Development

While it would not be appropriate to expect all this development to occur within one head lease, there are advantages to Parks Canada to encourage this development to take place in relatively large scale stages, and under a minimum number of leases, since it would accomplish certain economics of scale, efficiencies in parking and site utilities, and in being able to maintain visitor services on a year-round basis.

Ancillary Uses

Commercial services should be allowed as ancillary functions of hotels and motels rather than issuing separate licenses. These services should not become attractions in themselves. Recreation facilities such as saunas or baths may be allowed. Outside facilities such as swimming pools, tennis courts and other outdoor recreation facilities should not be permitted.

Employee Housing

Present Conditions

Most of the present housing is inadequate for approximately 130 permanent, 300 winter and up to 870 summer employees.

- The trailer court next to campgrounds and CPR tracks is crowded, and poorly maintained.
- Touchetown is cramped, unattractive, housing some 170 seasonal employees.
- Various cabins and rooms are scattered throughout the area.
- Harry's Hill is serviced for 300 dwellings but only nine homes have been built there.

Alternatives to Living in Lake Louise

A sure way to control residential development in Lake Louise is to prohibit any housing altogether. Families would have to be located in Field, Banff, and Canmore with adequate transit systems for commuting employees. This alternative has been carefully considered and found unreasonable.

Home Ownership

To avoid becoming a townsite the type of ownership of housing must be strictly controlled. There is a clear relationship between home ownership and the tendency of a park community to grow. Home ownership would encourage the need for additional homes because:

Housing Requirements and Costs

By 1980 policy will require that all non-Government development will be built at zero net capital cost to the Government. This means that housing costs must be passed on by business to the public benefitting from the services of these businesses.

We estimate that some 25 homes, 45 family apartments and an additional 230 bachelor units will be required to house the existing permanent population. In addition 500-600 rooms or bachelor apartments will be required to house temporary seasonal employees and construction workers.

There are a number of approaches which are possible:

- a) employers could build housing and rent to employees;
- b) employers could contract with developers to provide housing or could form their own developer group;
- c) a head lease housing developer could be issued a permit to build and rent housing units;
- d) employees and business could form a non-profit association to build and rent employee housing.

The suggestion that trailer home units properly installed and maintained might be less costly and more acceptable than row housing and apartment, has been considered not appropriate nor consistent with the principles for development the Visitor Centre. Harry's Hill is designated in the plan for housing development.

Community Facilities

Local Lake Louise residents should develop and operate their own recreational and community facilities through the existing Lake Louise Recreation Association. The local business community and Parks Canada should be required to financially support the Association, proportional to the number of residents employed.

Transit

As the volume of summer auto traffic increases, Parks Canada should prohibit day visitor auto access to the Lake, provide 600-800 parking spaces on the valley floor and require people to visit the Lake by public transit. This transit system should be convenient to parking and reception areas and be an inexpensive alternative to driving and parking. It is recommended that the bus system be owned and operated by a private concessionaire.

Realty Policies and Public Finance

- Lease arrangements should be reviewed periodically and extended subject to conformance with maintenance standards.
- Land leases should be based on "market value" for uses such as hotels or restaurants but not for non-commercial activities such as low cost hostels or non profit employee housing.
- Accommodation for seasonal employees and hostel-type units should be integrated above the visitor service complex which could provide space for stores, restaurants, the Post Office and R.C.M.P. offices.
- Parks Canada should support local non-profit housing and recreation associations and provide them with long term land leases at reduced rates.
- New development should be encouraged at a large enough scale to attract sound financing, efficient and quality operations and provide a better opportunity for year round operation.
- The government should recover initial capital and operating costs through land lease payments and user charges proportional to the benefits received by each licence business.
- Parks Canada should strictly control building designs and site developments through design review procedures and development agreements set out in the land lease.

Development Controls

Specific controls and review procedures are recommended to ensure sound planning and effective implementation of development:

- Boundaries within which development will be allowed should be established as part of Parks Canada regulations.
- The extent and nature of development on the valley floor, the ski area, Harry's Hill and the lake area should be outlined.
- The Management plan and development guidelines for Lake Louise should be accessible to the public and a periodic public review procedure should be instituted.
- Design review and environmental monitoring procedures for new development proposals should be established and subject to public review.
- Land leases should be accompanied by site development agreements between Parks Canada and the developer.
- A Lake Louise Public Advisory Committee should be established to regularly consult with Parks Canada regarding these and other matters of public concern.

Other Recommendations

- extensive cross referencing between the final input chart and the final consultants report should occur
- additional staff, trained specifically in the field of audio-visual communications and general communications should be hired
- utilize students for public awareness aspect of projects
- Parks Canada should publish a regional newsletter - approximately 4 times a year through which the public is kept informed of proposed developments in the parks.

The Lake Louise Public Participation Advisory Committee has made a very significant contribution to the program in Lake Louise and in addition has provided Parks Canada with some guidelines when involving public committees in the future.

Parks Canada would like to thank the committee members listed below, for their time, effort and dedication given to the project.

Dr. Elsie McFarland, Miss Val Blakely, Dr. Ross Hodgetts from Edmonton, Mr. Frank Doucette, Mr. Bill Milne, Mr. Dave Gauthier from Calgary, Mr. Cliff White from Banff and Mr. Len Laughlin from Lake Louise.

Future of "Participation"

The newsletter "PARTICIPATION" was initiated by Parks Canada, Western Region to provide an avenue of communication for the Lake Louise planning program. Parks Canada would like to continue using the "PARTICIPATION" format to keep you informed on current and proposed Park activities. Following are a number of projects on which we will be calling for your input in the near future.

Cave & Basin

— The historic Cave and Basin in Banff National Park has been identified as the focal point of the Centennial celebrations for the national park system. The swimming facilities at the site were closed in 1976 for health and safety reasons. Further research, planning and public involvement will now decide on the future facilities, design and function of the site to commemorate the Cave & Basin as the "Birth Place of the National Park System".

Aqua Centre

— A new Aqua Centre in Banff Townsite will be built to replace the naturally heated sulphur hot pools at the Upper Hot Springs. The siting and design of this facility is yet to be determined. Three sites have been identified as possible locations; the Cave & Basin, the recreation grounds, and site 9A located on the hillside southwest of the Park Administration Building.

Marmot Basin Ski Area

— Planning for future development of the Marmot Basin Ski Area in Jasper National park began in 1976. The Initial Environmental Evaluation of the area prepared by Parks Canada and the consultant's recommendations for future development will now be examined and a final plan prepared.

These are a few of the projects that Parks Canada will ask the public to become involved in, there will be other. If you wish to continue receiving this newsletter to keep informed on parks Canada planning activities or to get on the mailing list for any specific project, please return the mail back portion of this newsletter and identify your interests.

Locations of Resource and Final Report Documents

University Libraries:

University of British Columbia
Vancouver, B.C.

University of Victoria
Victoria, B.C.

University of Alberta
Edmonton, Alberta

University of Calgary
Calgary, Alberta

University of Saskatchewan
Saskatoon, Saskatchewan

University of Winnipeg
Winnipeg, Manitoba

University of Waterloo
Waterloo, Ontario

University of Toronto
Toronto, Ontario

McGill University
Montreal, Quebec

University of New Brunswick
Fredericton, New Brunswick

Parks Canada's Region Office Libraries

Western Region
134-11th Ave. S.E.
Calgary, Alberta

Prairie Region
114 Garry Street
Winnipeg, Manitoba

Ontario Region
132 Second Street
Box 1359, Cornwall, Ontario

Quebec Region
1141 Route de l'Eglise
CP 9578 Ste. Foy
Quebec

Atlantic Region
Upper Water Street
Halifax, Nova Scotia

Banff National Park Administration Office
Box 900, Banff, Alberta T0L 0C0

Public Libraries

Vancouver Public Library
750 Burrard Street
Vancouver, B.C.

Calgary Public Library
616 Macleod Trail
Calgary, Alberta

Edmonton Municipal
7 Sir Winston Churchill Square
Edmonton, Alberta

Archives of the Canadian Rockies
Banff, Alberta

Red Deer Municipal Library
4818 - 49 Street
Red Deer, Alberta

Return to: Parks Canada,
134 - 11th Avenue S.E.
CALGARY, Alberta
T2G 0X5

Attention: Public Participation

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